

AGENDA
FLATHEAD COUNTY BOARD OF ADJUSTMENT
December 6, 2022

The Flathead County Board of Adjustment will hold a public hearing on the items listed below on **Tuesday, December 6, 2022 beginning at 6:00 PM in the 2nd floor conference room of the South Campus Building, 40 11th Street West, Suite 200, Kalispell, Montana.** Individuals who wish to make public comments are encouraged to send in comments via email prior to the meeting (send to planning.zoning@flathead.mt.gov). Any comments that have been received after board packets, will be given to the board members the night of the meeting.

Individuals that would like to participate via Zoom meeting may do so by following the instructions below.

Join Zoom Meeting
<https://us06web.zoom.us/j/88957697509>

Meeting ID: 889 5769 7509
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Dial by your location
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+1 669 900 6833 US (San Jose)
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+1 253 215 8782 US (Tacoma)
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 646 931 3860 US
+1 689 278 1000 US
+1 929 205 6099 US (New York)
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*You will be instructed during the meeting when the public comment period is open for each agenda item.
The meeting will begin at 6:00 pm*

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- A. Call to order and roll call.**
- B. Approval of the November 1, 2022 meeting minutes**
- C. Public comment on public matters that is within the jurisdiction of the Board (2-3-103 M.C.A.)**
- D. The Board will hold public hearings on the following agenda items. Following the public hearings, Board discussion, and the adoption of findings of fact, the Board may make a decision on the requests.**
1. **FZV-22-10** A request from James & Dianne Brown for a variance to Section 3.16.040(3)(A) of the Flathead County Zoning Regulations (FCZR), to the setbacks for a principal structure. The property is zoned *RC-1 (Residential Cluster)* and is located at 156 Bjork Drive, Bigfork, MT within the Bigfork Zoning District.
 2. **FZV-22-11** A request from Doug & Toni Flory, Elisabeth & Scott Harris, and Meredith & Scott Somerset for a variance to Section 3.25.040(4)(B) of the Flathead County Zoning Regulations (FCZR), to the side yard setback requirements. The parcel is located at 108 Wood Run Court Unit B, near Whitefish, MT within the Rural Whitefish Zoning District. The property is zoned *BM-1 (Big Mountain Resort Residential)*
 3. **FACU-22-104** A request from Stephen E. Fisher, for the establishment of 'Short-term Rental Housing' on property located within the Lower Side Zoning District. The property is located at 354 Orchard Ridge Road, Kalispell, MT and is zoned *SAG-5 (Suburban Agricultural)*. Per Section 2.06.045(5) of the Flathead County Zoning Regulations (FCZR), if written opposition from adjacent property owners was received prior to the end of the comment period and the expressed concerns of opposition cannot be resolved by the applicant or by conditions of approval, the Flathead County Board of Adjustment is required to review the request. An application was previously denied by the Board of Adjustment on September 6, 2022. However, a new application was submitted with additional information that would require review by the Board. The property contains approximately 5.39 acres
- E. Old Business**
- F. New Business**
- G. Adjournment**

All decisions made by the Board of Adjustment are considered final actions. Interested parties are encouraged to attend the meeting to make their views or concerns known to the Board. Written comments are strongly encouraged and should be received by the Flathead County Planning & Zoning Office, no later than 5:00 pm, December 6, 2022.

Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 40 11th Street West, Ste 220, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information.

Persons with a disability may request a reasonable accommodation by contacting the Flathead County Planning & Zoning Office at 406-751-8200 or TTY (800) 335-7592 or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.